

008.0

0002

0024.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

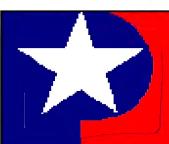
Total Card / Total Parcel

USE VALUE:

1,011,500 / 1,011,500

ASSESSED:

1,011,500 / 1,011,500


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		ELMHURST RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ERINGROS MASKIN	
Owner 2: ERINGROS NATALIE	
Owner 3:	

Street 1: 18 ELMHURST ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: CHAMPEY JOSEPH A-ETAL -	
Owner 2: CHAMPEY MARGARET R -	

Street 1: 18 ELMHURST ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .183 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1987, having primarily Vinyl Exterior and 3052 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

o		Sewer	
n		Electri	

Census:	Exempt
Flood Haz:	

D		Topo	1	Level
s		Street		

t		Gas:	
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LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7954		Sq. Ft.	Site		0	80.	0.83	1									526,898						526,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7954.000	475,700	8,900	526,900	1,011,500		146078
							GIS Ref
							GIS Ref
							Insp Date
							12/02/17

 APPRAISED: 1,011,500 / 1,011,500
 USE VALUE: 1,011,500 / 1,011,500
 ASSESSED: 1,011,500 / 1,011,500

!781!

USER DEFINED

Prior Id # 1:	146078
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	19:00:26
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 008.0-0002-0024.A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	475,700	8900	7,954.	526,900	1,011,500		Year end	12/23/2021
2021	101	FV	462,300	8900	7,954.	526,900	998,100		Year End Roll	12/10/2020
2020	101	FV	462,300	8900	7,954.	526,900	998,100	998,100	Year End Roll	12/18/2019
2019	101	FV	370,400	9300	7,954.	559,800	939,500	939,500	Year End Roll	1/3/2019
2018	101	FV	370,400	9300	7,954.	408,300	788,000	788,000	Year End Roll	12/20/2017
2017	101	FV	370,400	9300	7,954.	355,700	735,400	735,400	Year End Roll	1/3/2017
2016	101	FV	370,400	9300	7,954.	303,000	682,700	682,700	Year End	1/4/2016
2015	101	FV	368,000	9600	7,954.	296,400	674,000	674,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAMPEY JOSEPH	32285-286		1/29/2000		510,000	No	No	4	
	18197-119		6/1/1987		315,500	No	No	Y	

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BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2019	1990	Wood Dec	30,000	O				
6/17/2014	680	Heat App	13,185					

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EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good	OF=JACUZZI TUB AND SINK IN WASHROOM.
A Bath:		Rating:	
3/4 Bath:	2	Rating: Good	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating: Average	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 10	BRs: 4
	Baths: 1	HB

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1987
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

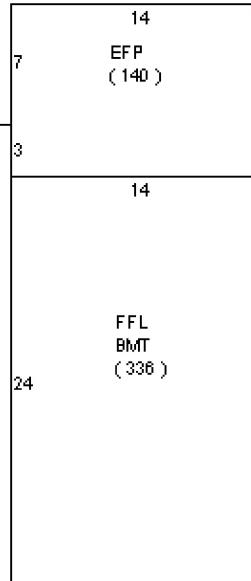
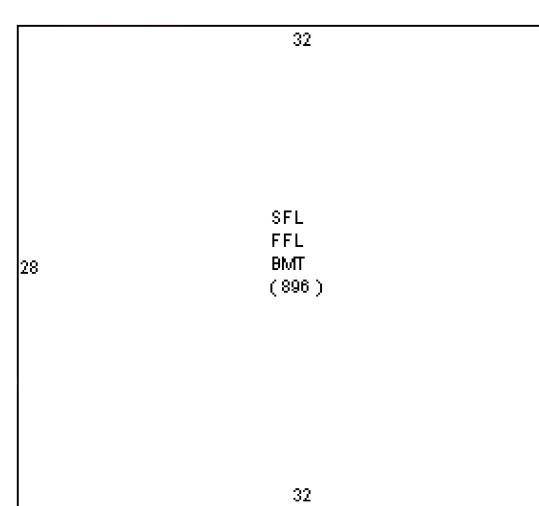
Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**Avg Ht/FL:****Prim Int Wal:****Sec Int Wall:****Partition:****Prim Floors:****Sec Floors:****Bsmt Flr:****Subfloor:****Bsmt Gar:****Electric:****Insulation:****Int vs Ext:****Heat Fuel:****Heat Type:****# Heat Sys:****% Heated:****% AC:****Solar HW:****Central Vac:****% Com Wal:****% Sprinkled:****Total:****11.7****%****Override:****Phys Cond:****GD****- Good****11.****%****Functional:****%****Economic:****%****Special:****%****Override:****%****Total:****11.7****%****CALC SUMMARY****Basic \$ / SQ:****130.00****Size Adj.:****1.14342105****Const Adj.:****0.99742496****Adj \$ / SQ:****148.262****Other Features:****135250****Grade Factor:****1.00****NBHD Inf:****1.00000000****NBHD Mod:****LUC Factor:****1.00****Adj Total:****538780****Depreciation:****63037****Depreciated Total:****475743****COMMENTS**

Full Bath:	1	Rating: Very Good	OF=JACUZZI TUB AND SINK IN WASHROOM.
A Bath:		Rating:	
3/4 Bath:	2	Rating: Good	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating: Average	

OTHER FEATURES

Kits:	2	Rating: Good	1st Res Grid Desc: Line 1 # Units 1
A Kits:		Rating:	
Fpl:	1	Rating: Good	
WSFlue:		Rating:	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	Basement	1,232	66.160	81,511	BMT	100	RRM	75	A	
FFL	First Floor	1,232	148.260	182,659						
SFL	Second Floor	896	148.260	132,843						
EFP	Enclos Porch	140	46.550	6,517						
					Net Sketched Area:	3,500	Total:	403,530		
					Size Ad	2128	Gross Area	3500	FinArea	3052

SUB AREA DETAIL**IMAGE****AssessPro Patriot Properties, Inc**